087.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,100 /	753,100
					USE VALUE:	753,100 /	753,100
					ASSESSED:	753,100 /	753,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONSTANTIN RICHARD P/ LIFE EST
Owner 2:	
Owner 3:	
Street 1:	70 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONSTANTIN RICHARD P -
Owner 2:	-
Street 1:	70 OAK HILL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1961 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9520.000	254,200	5,000	493,900	753,100
Total Card	0.219	254,200	5,000	493,900	753,100
Total Parcel	0.219	254,200	5,000	493,900	753,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.08 | /Parcel: 384.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55406
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,200	5000	9,520.	493,900	753,100		Year end	12/23/2021
2021	101	FV	245,200	5000	9,520.	493,900	744,100		Year End Roll	12/10/2020
2020	101	FV	245,200	5000	9,520.	493,900	744,100	744,100	Year End Roll	12/18/2019
2019	101	FV	205,200	5000	9,520.	458,600	668,800	668,800	Year End Roll	1/3/2019
2018	101	FV	205,200	5000	9,520.	458,600	668,800	668,800	Year End Roll	12/20/2017
2017	101	FV	205,200	5000	9,520.	402,200	612,400	612,400	Year End Roll	1/3/2017
2016	101	FV	205,200	5000	9,520.	366,900	577,100	577,100	Year End	1/4/2016
2015	101	FV	192,300	5000	9,520.	324,600	521,900	521,900	Year End Roll	12/11/2014

!7118!

PRINT

Date	Time
12/30/21	05:02:58

LAST REV

Date	Time
02/12/19	12:43:32
ekelly	

USER DEFINED

Prior Id # 1:	55406
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7118

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSTANTIN RICH	71821-592	1	10/31/2018	Convenience	1	No	No		
CONSTANTIN RICH	71821-587	1	10/31/2018	Convenience	1	No	No		
CONSTANTIN RICH	46278-357		10/14/2005	Family	1	No	No		Shirley Constantin dod 11/05/2017
	12190-691		4/20/1972		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2011	1366	Re-Roof	2,440					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	345	PATRIOT
4/3/2000	Meas/Inspect	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9520		Sq. Ft.	Site		0	70.	0.74	12									493,922						493,900	

Total AC/HA:	0.21855	Total SF/SM:	9520	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	493,922	Spl Credit		Total:	493,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.23685443
Const Adj.:	1.00989902
Adj $ / SQ:	137.401
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368351
Depreciation:	114189
Depreciated Total:	254162

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

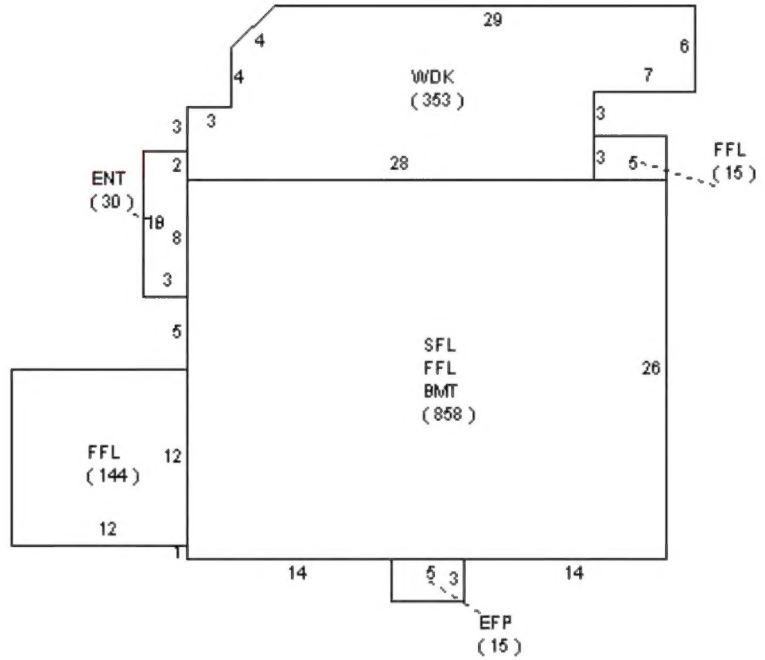
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.40
Special Features:	0	Val/Su Net:	83.48
Final Total:	254200	Val/Su SzAd	142.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,017	137.400	139,737
BMT	Basement	858	46.580	39,965
SFL	Second Floor	772	137.400	106,101
WDK	Deck	353	8.920	3,149
ENT	ENTRY	30	26.660	800
EFP	Enclos Porch	15	73.320	1,100

Net Sketched Area:	3,045	Total:	290,852
Size Ad	1789.1999	Gross Area	3131	FinArea	1961
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SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X28	A	AV	1946	21.38	T	40	101			5,000			5,000

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000

IMAGE

AssessPro Patriot Properties, Inc